



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT

Planning Board Meeting of July 19, 2007

Case No./Petitioner:

ASDP-76-008 / Mr. and Mrs. Soisson

Subject:

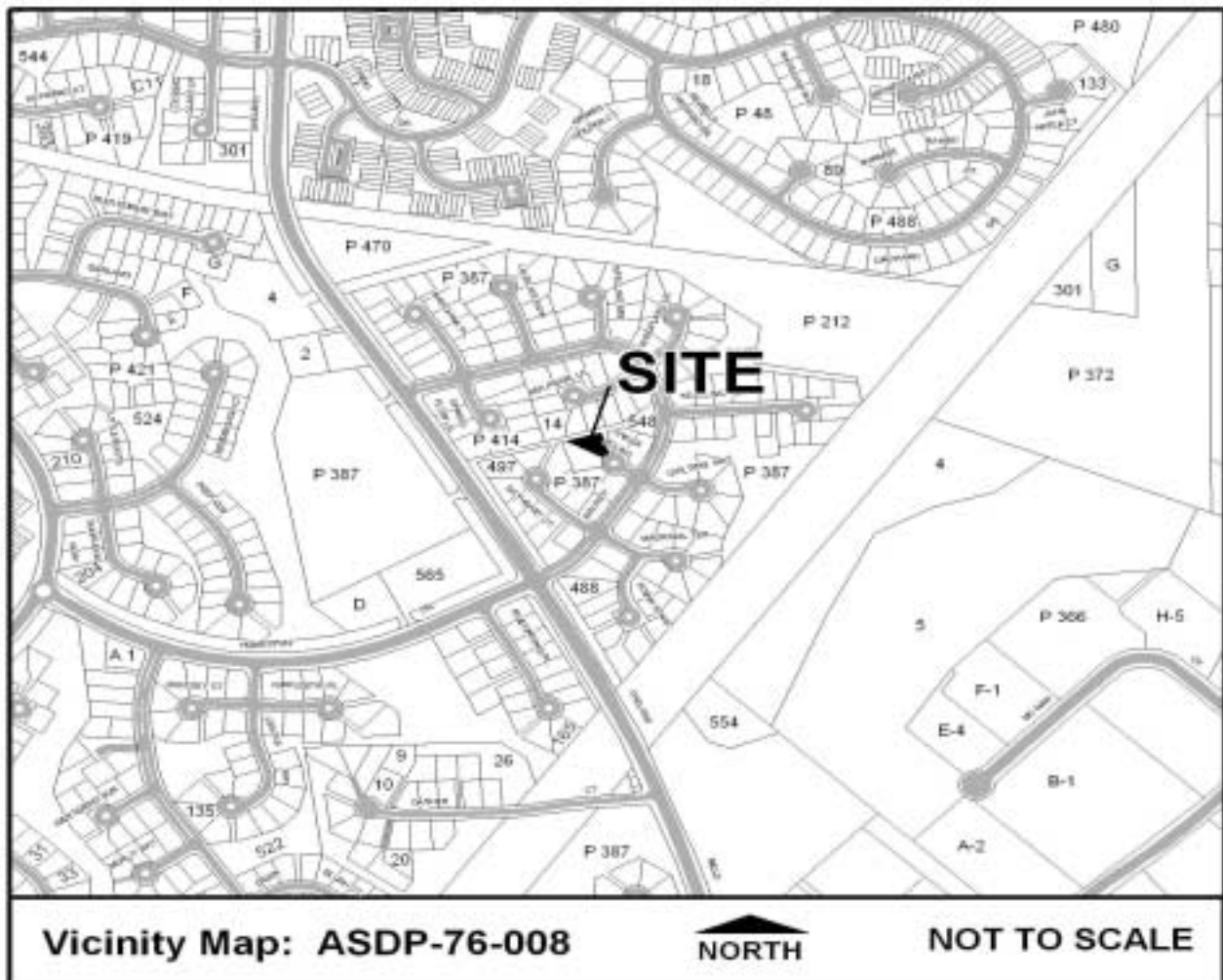
ASDP-76-008, Village of Owen Brown, Section 4, Area 1, Lot 506, 6552 Tinker Round, Tax Map 36, Grid 16, Parcel 241, Sixth Election District of Howard County, Maryland

Request:

The request is for approval of an amended site development plan (ASDP) to allow construction of a front porch which would extend into the 7.5 foot side building restriction line by 1.9 feet in accordance with Section 125.E.4 of the Howard County Zoning Regulations. The subject property is zoned "NT" (New Town), is part of the Village of Owen Brown Section 4 Area 1 and is subject to FDP-146-A-III.

Location:

The subject lot is located on the north side of the cul-de-sac bulb of Tinker Round approximately 140 feet from Malindy Circle.



Vicinal Properties: ■ To the west is Lot 505 (11,222 s.f.).
 ■ To the north and east is Open Space Lot 548.
 ■ To the south is Tinker Round.

1. SITE DESCRIPTION:

The subject lot is 8,231 square feet or 0.19 acre in size, is improved with a two story detached house, and is located in a neighborhood of detached houses on individual lots and open space lots. The subject lot and surrounding residential lots are zoned New Town – Single Family Medium Density land use per FDP 146-A-III and are improved with detached houses. The open space lots are zoned New Town – Open Space, Credited land use per FDP 146-A-III. The subject lot derives its vehicular access from Tinker Round, a cul-de-sac County public road with a 50 foot public road right of way that is located along the front of the lot.

2. EVALUATION:

In accordance with Section 125.E.4.d of the Zoning Regulations, the Planning Board must evaluate the acceptability of the proposed increase above the allowable lot coverage based on the following criteria:

1. The adjustment will not alter the character of the neighborhood, will not impair the use or development of the adjacent property, and will not be detrimental to the public welfare.

The addition of the front porch would not make this house incompatible with the architectural styles of the neighborhood as there are similar houses in the neighborhood with front porches. Nor would the porch addition make the house out of scale with the 8,231 square foot lot on which it is located. Per the FDP, allowable lot coverage by major structures is 30%. With the porch addition lot coverage would be approximately 18%.

On March 1, 2007 the homeowner received approval from the Owen Brown Community Association to have the porch constructed.

The neighboring property to the east of the subject lot is Credited Open Space Lot 548. A 20' wide portion of this open space lot separates the subject lot from its nearest residential neighbor to the east (Lot 507). Even with the proposed setback reduction, the petitioner's home will be more than 25 feet from the western lot line of Lot 507. As such, the proposed porch addition will not have a detrimental impact on either the adjacent open space lot or the nearest neighbor.

2. The adjustment is needed due to practical difficulties which arise from strict compliance with the FDP and/or results in better design than would be allowed by strict compliance with the development criteria.

The purpose of the porch addition is to enhance the appearance of the home and to provide functional outdoor space. The proposed porch is only 5 feet deep and would extend only 1.9' into the BRL. Constructing the porch any shallower would restrict its functionality. The homeowner also would like the porch to be flush with the side of the house. Since the existing house was constructed only 2 feet from the side BRL, inadequate space is available in which to accommodate such a porch design. The location of the existing home, the proximity of the side BRL, and the shape of the lot all combine to create a practical difficulty for strict compliance.

This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

3. RECOMMENDATION:

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the Amended Site Development Plan (ASDP-76-008) to allow the addition of a front porch to extend 1.9' into the east side BRL setback.

Marsha McLaughlin, Director
Department of Planning and Zoning

Date

MMcL/crh

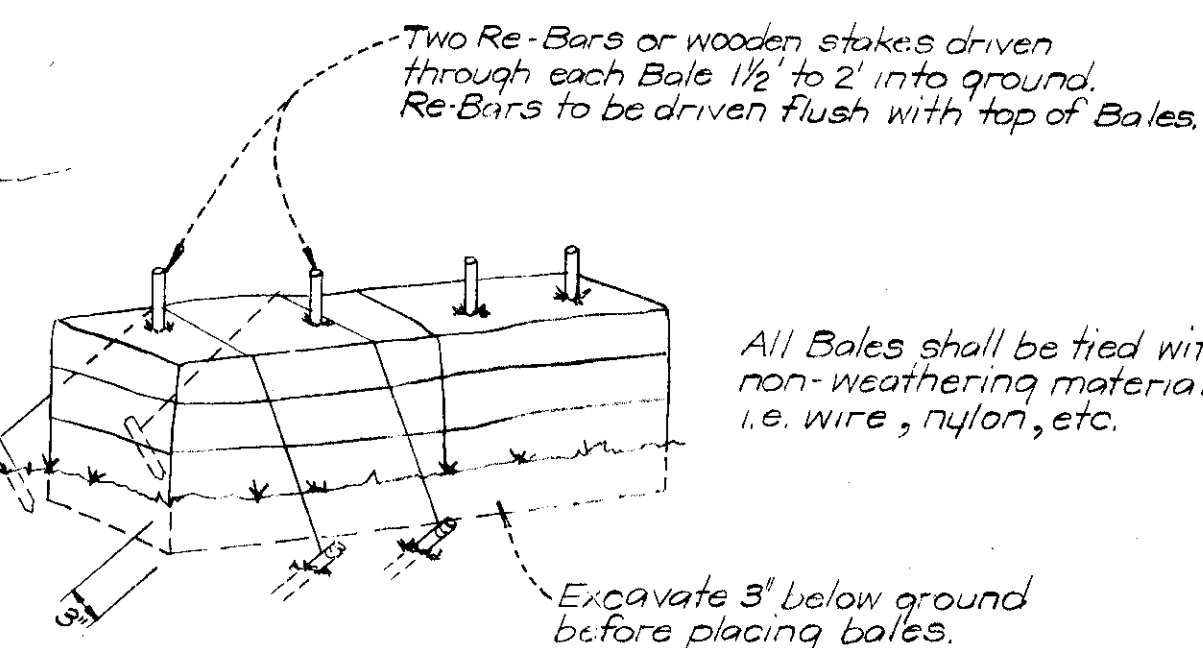
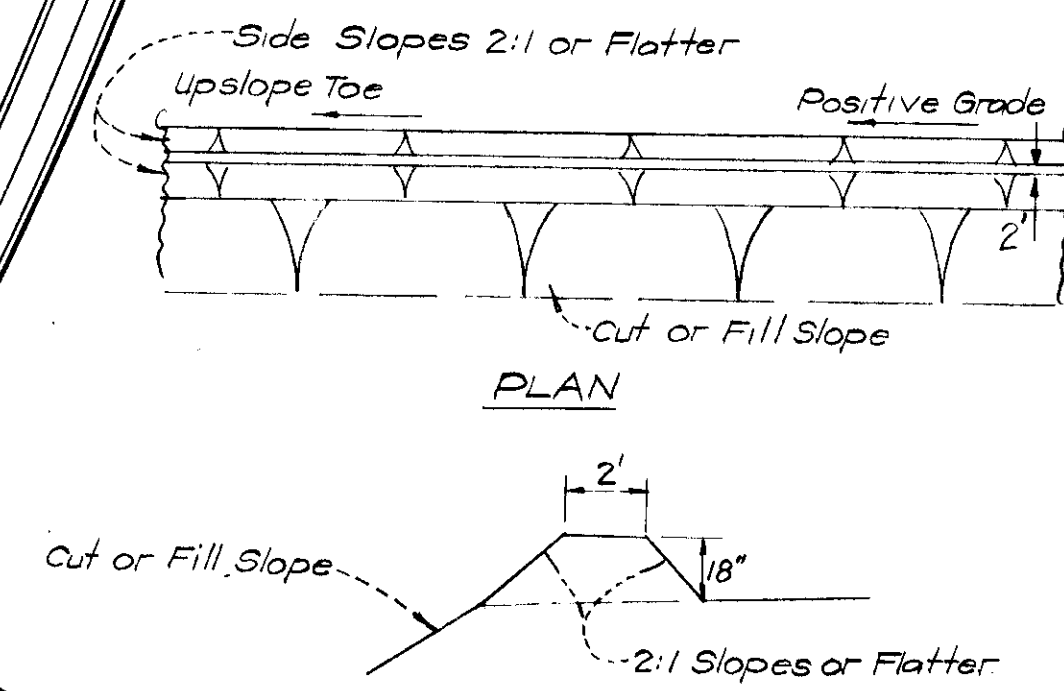
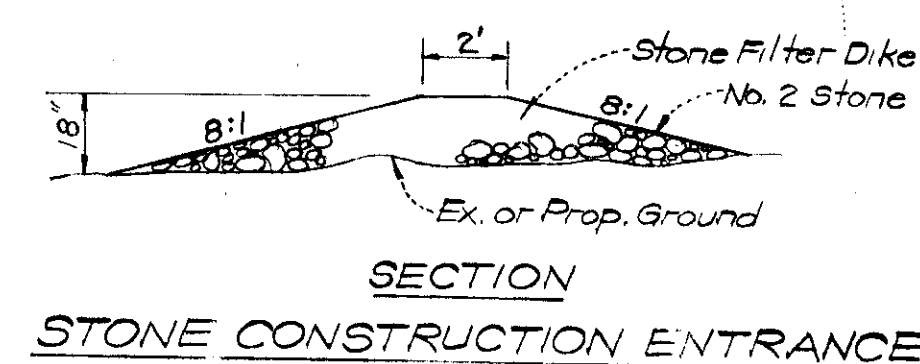
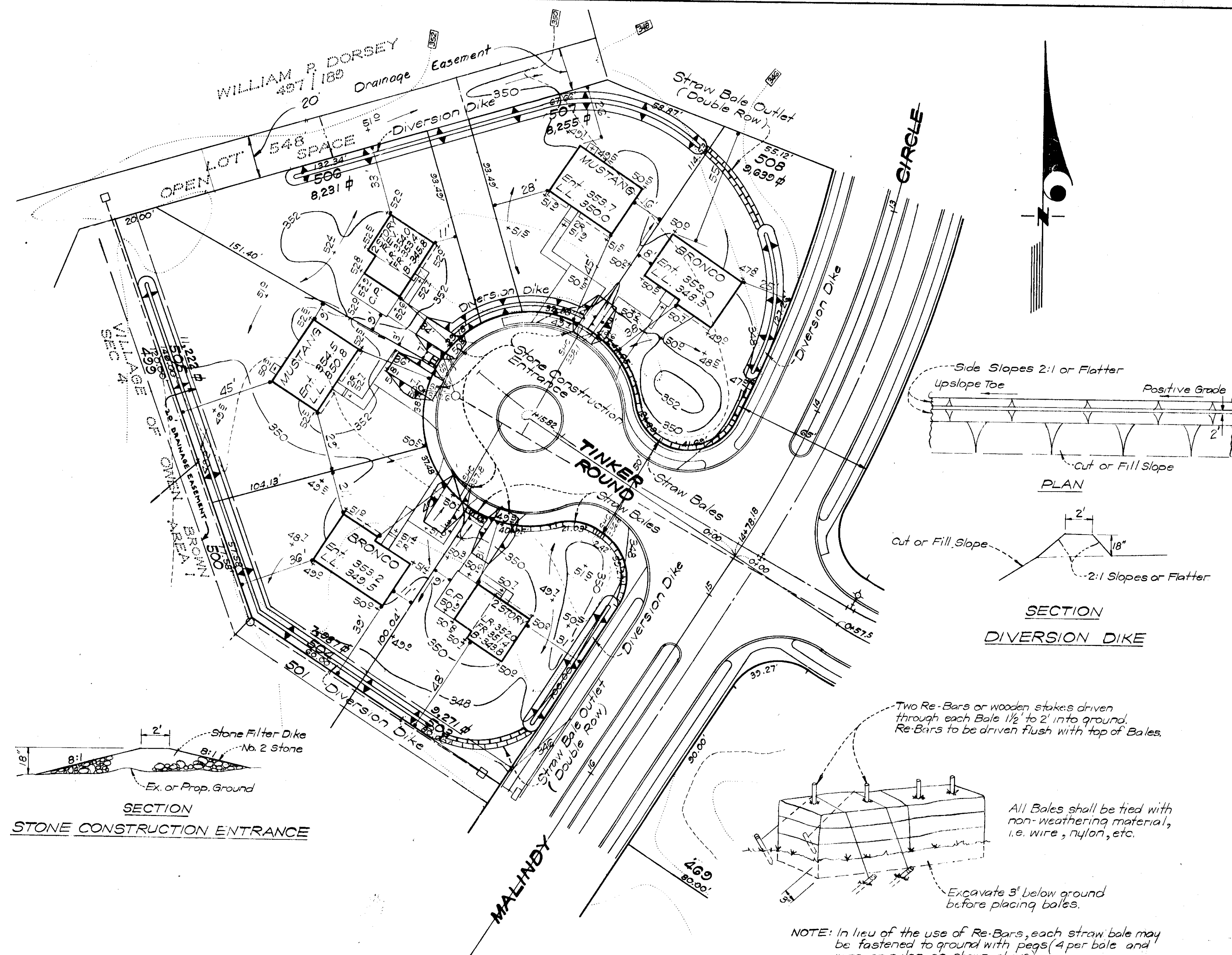
LEGEND

1. Contour Interval 2 Ft.
2. Existing Contours 350
3. Proposed Contours 300
4. Spot Elevations +90±
5. Direction of Drainage
6. Yard Requirements
Front: 20 Ft.
Side: 75 Ft. (Min.)
7. Existing Trees to be Retained
8. Existing Trees to be Removed

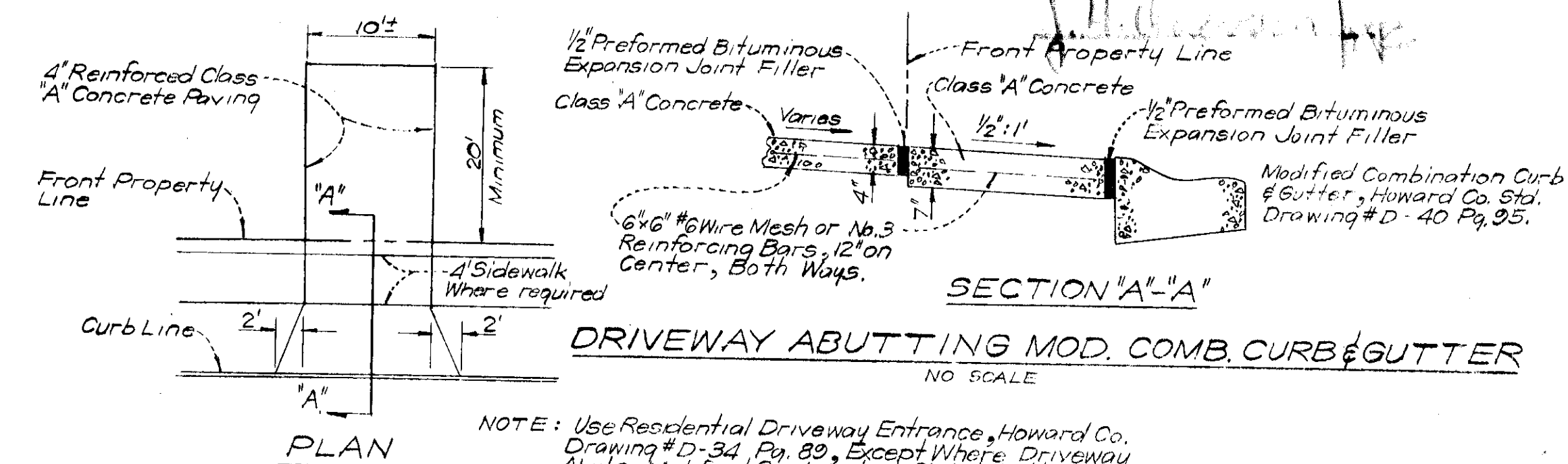
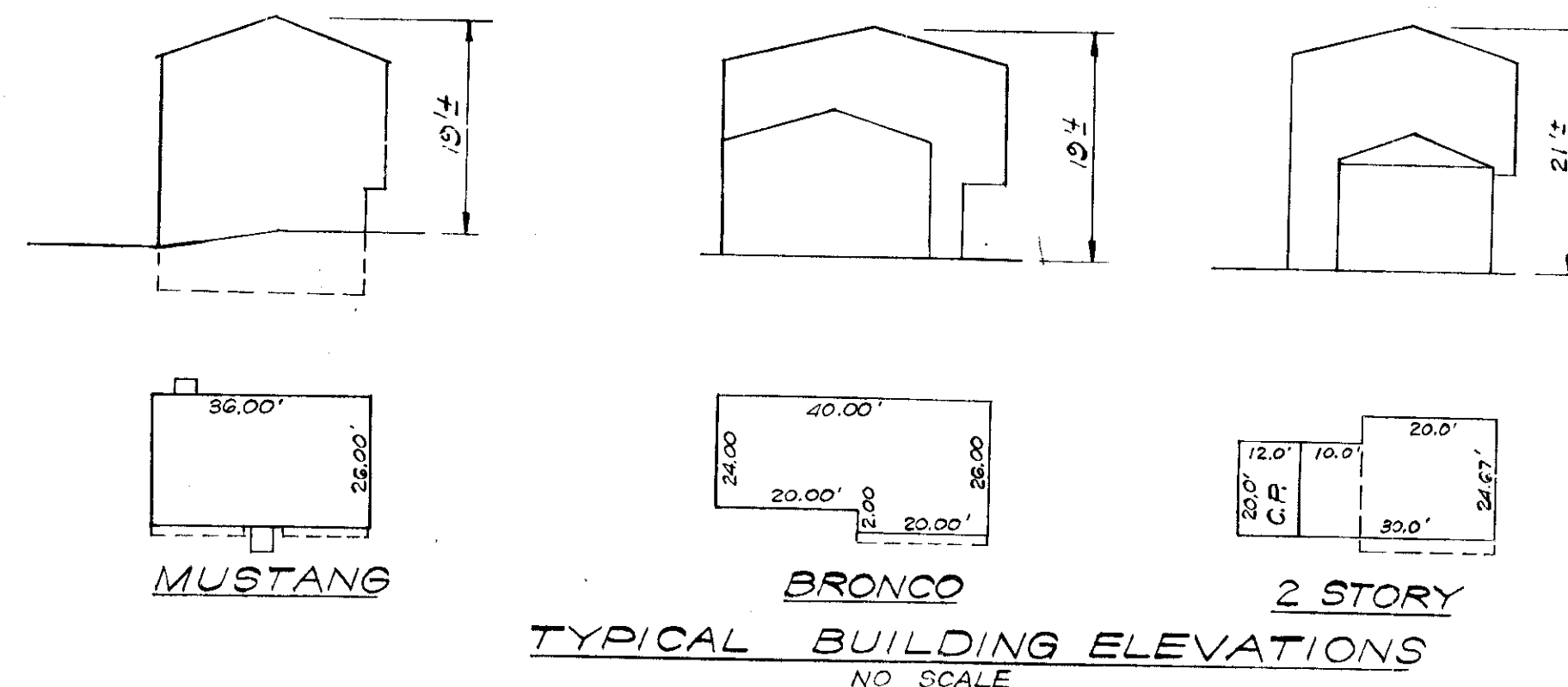
N 425,150
E 847,500

SEDIMENT & EROSION CONTROL NOTES

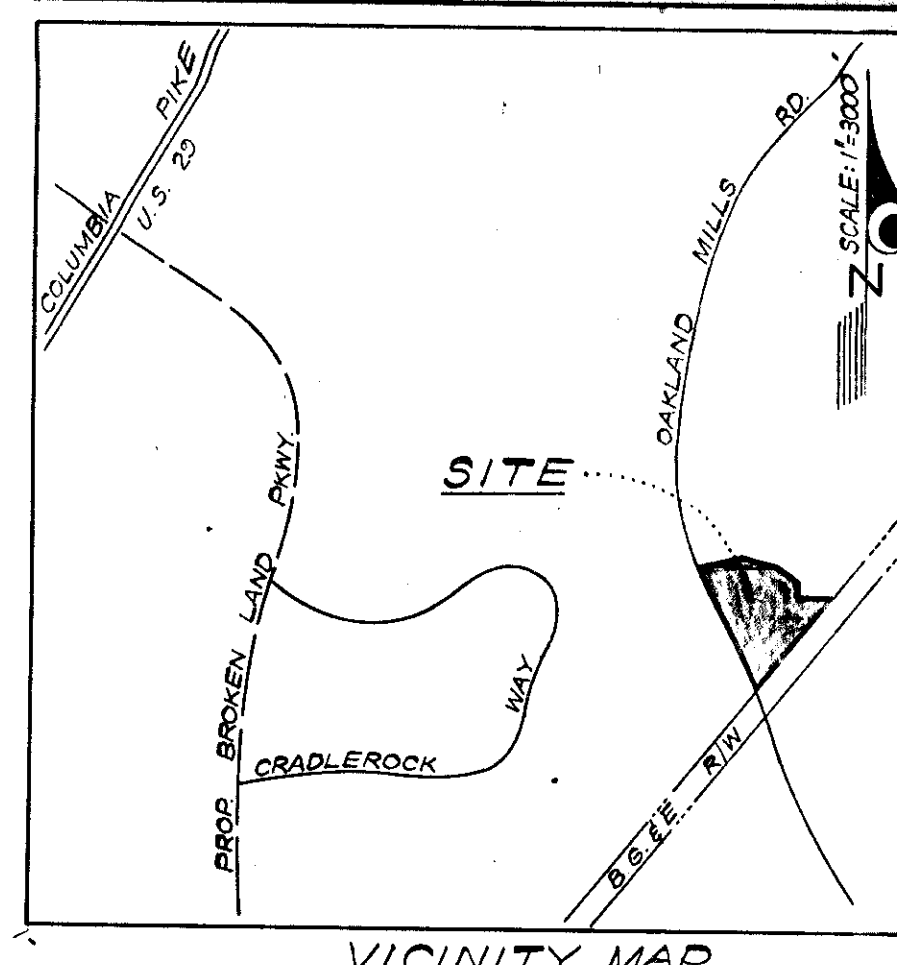
1. All Sediment and Erosion Control Measures will be installed and stabilized according to this plan prior to any other grading, clearing, or disturbance of the existing surface of the site. See note #5 for stabilization except that the seed mixture will be Kentucky 31 applied at the rate of 1.4 lbs. per 1000 ft².
2. Notify the Howard Soil Conservation District and Bureau of Inspections and Permits at least 24 Hours before starting any work.
3. All Sediment Control practices to conform to the standards and specifications for Soil Erosion and Sediment Control in Urbanizing Areas and shall be adjusted to meet actual field conditions.
4. Stabilization of disturbed ground to be done as soon after construction as possible.
5. All graded areas shall be treated in accordance with the following specifications:
 - a. Seed Certified 85% germination applied at the rate of 3 lbs./1000 ft², mixture - 40% Kentucky Blue, 20% Chewy Fescue, 20% Kentucky 31 and 20% Annual Rye.
 - b. Fertilizer - 5-10-10 applied at the rate of 23 lbs./1000 ft², ground agriculture lime or dolomitic lime applied at the rate of 46 lbs./1000 ft².
 - c. Mulch-weed free grain straw applied at the rate of 70 lbs./1000 ft². Mulch shall be secured to the ground by any approved method, i.e. asphalt tacks, chemical binder, Wood chips, etc.
6. All structural sediment control measures are to remain in place until permission for their removal has been obtained from the Howard Soil Conservation District, phone 465-3180 or 465-5000 ext. 328.
7. On-site inspection and maintenance of all sediment control measures including cleanout of sediment traps and dikes and proper establishment of all planned vegetative measures will be the responsibility of the Developer or his representative on the site, on a continuing day to day basis.
8. Protection of stabilized area, from sediment runoff shall be provided by the use of an approved sediment control device, i.e. straw bales, diversion dikes, etc.
9. Site Analysis:
 - Total Area = 1.25 Ac.
 - Area to be Roofed = .12 Ac.
 - Area to be Paved = .06 Ac.
 - Area to be Seeded = .98 Ac.
 - Area Undisturbed = .09 Ac.
10. The Contractor shall keep all public roads free of sediment deposits left from heavy truck traffic leaving construction site.



NOTE: In lieu of the use of Re-Bars, each straw bale may be fastened to ground with pegs (4 per bale) and wire or nylon as shown above.



NOTE: Use Residential Driveway Entrance, Howard Co. Drawing # D-34, Pg. 89, Except Where Driveway Abuts Modified Combination Curb & Gutter.



GENERAL NOTES

1. All Coordinates are based on Md. State Grid System. Elevations are based on the U.S. Coast & Geodetic Survey Mean Sea Level Datum of 1929.
2. The lots shown on this plan are covered by Final Development Plan Phase 146, recorded in Plat Book 28 Folios 42 to 56.
3. The lots shown are located on Tax Map No. 36. The total area is 1.25 acres and was recorded in Plat Book 27 Folio 76.
4. Zoning: New Town (S.F.M.D.)
5. Building Coverage = 13%

CONSTRUCTION SEQUENCE

1. Install straw bales & earth berms as shown.
2. Install stone construction entrance to the lots.
3. Excavate for house footings.
4. Construct houses.
5. Grade and construct driveways & sidewalks.
6. Final Grade site and stabilize in accordance with Sediment & Erosion Control Note #5.

APPROVED
DIVISION OF LAND DEVELOPMENT
AND TRANSPORTATION
HOWARD COUNTY
DATE 9-18-75

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DATE 10-23-75
COUNTY HEALTH OFFICER
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 10-24-75
PLANNING DIRECTOR
APPROVED: DIVISION OF LAND DEVELOPMENT & TRANSPORTATION
DATE 10-22-75
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 10-16-75
DIRECTOR
CHIEF BUREAU OF HIGHWAYS

Signature: Eric V. Herman
DATE: 9/30/75

HOWARD
Eric V. Herman
9/30/75
APPROVED
DATE: 9/30/75

7-22-75
DATE
G. NELSON CLARK



CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS			
11315 LOCKWOOD DRIVE	SILVER SPRING, MARYLAND 20904	(301) 583 3400	
DESIGNED DBS	SITE DEVELOPMENT PLAN ... LOTS 503 THRU 508	SCALE 1" = 30'	
DRAWN CCM	COLUMBIA	DRAWING 1 OF 1	
CHECKED DBS	VILLAGE OF OWEN BROWN SECTION 4 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.	
DATE June, 1975	FOR: RYLAND HOMES, COLUMBIA DIVISION Suite 200 V.O.M. Office Building Columbia, Maryland 21043	FILE NO. 1149-X	

SDP-76-08c

LOT COVERAGE

EX. FRONT
WALL OF HOUSE

PROP. PORCH
(ELEV.=352.7)

$$FF = 353.3$$

EX. GRADE

PORCH

PROP.

SIDE ELEV.
NO SCALE

NORTH

LOT 548 OPEN SPACE

N73°57'44"E 132.34'

506
8,231SF

ZONE NO.

WOOD FENCE

SEE INSET

507

505

N61°00'40"W 151.40

HOUSE

32.0'

INSET
NO SCALE

OVER BF

TINKER ROUND
(50' PUBLIC R/W)

J: \SURVEY DWGS\2006\95-998\DWG\506-OWEN BROWN.DWG



Tinker Round